

# MEETING MINUTES

**MILPITAS PLANNING COMMISSION**  
**Milpitas City Hall, Council Chambers**  
**455 E. Calaveras Blvd., Milpitas, CA**

**Wednesday, January 11, 2017**

## I. PLEDGE OF ALLEGIANCE

**Chair Mandal** called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

## II. ROLL CALL/ SEATING OF ALTERNATE

**Present:** Chair Mandal, Vice Chair Madnawat, Commissioners Sandhu, Ciardella, Morris, Maglalang, Chua

**Absent:** Mohsin  
Alternate Member Chua was seated for voting

**Staff:** Bradley Misner, Katy Wisinski, Michael Fossati

### III. PUBLIC FORUM

**Chair Mandal** invited members of the audience to address the Commission and there were no speakers.

#### IV. APPROVAL OF MEETING MINUTES

**Chair Mandal** called for approval of the December 14, 2016 meeting minutes of the Planning Commission.

**Motion** to approve Planning Commission meeting minutes.

Motion/Second: Commissioner Sandhu/Commissioner Chua

AYES: 7

NOES: 0

ABSTAIN: 0

## V. ANNOUNCEMENTS

Planning Director Bradley Misner announced that the January 25 meeting might be canceled and staff will confirm in the next couple of days.

Chair Mandal requested a working session between the Planning Commission and City Council, possibly in the spring.

## VI. CONFLICT OF INTEREST

**Deputy City Attorney Katy Wisinski** asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.

There were no reported conflicts.

## VII. APPROVAL OF AGENDA

**Chair Mandal** asked if staff or Commissioners had changes to the agenda and there were none.

**Motion** to approve the January 11, 2017 agenda as submitted.

Motion/Second: Commissioner Sandhu/Commissioner Ciardella

AYES: 7

NOES: 0

## VIII. CONSENT CALENDAR

### VIII-1

**AL HILAAL MOSQUE & COMMUNITY CENTER – 372-374 Turquoise Street – P-EA16-0001; P-GP16-0002; P-ZA15-0003; P-UP15-0008:** A request for the Planning Commission to review and consider Resolutions and Conditions of Approval, as directed by the Planning Commission on December 14, 2016, recommending to the City Council approval of an Initial Study/Mitigated Negative Declaration, General Plan and Zoning Code amendments to authorize places of assembly within industrial zones as a conditional use, and a Conditional Use Permit to permit the operation of the Al-Hilaal Mosque and Community Center at this location.

**Motion** to Adopt Resolution No. 17-002 recommending the City Council approve an Initial Study/Mitigated Negative Declaration and adopt a Mitigation Monitoring and Reporting Program for General Plan Amendment No. GP16-0002, Zoning Text Amendment No. 15-0003, and Use Permit No. 15-0008, subject to the attached conditions of approval.

Motion/Second: Vice Chair Madnawat/Commissioner Sandhu

AYES: 7

NOES: 0

**Motion** to Adopt Resolution No. 17-003 recommending the City Council approve General Plan Amendment No. GP16-0002, Zoning Ordinance Amendment No. ZA15-0003, and Conditional Use Permit No. UP15-0008 to allow the Al-Hilaal Mosque and Community Center to operate at 372-374 Turquoise Street, subject to the attached conditions of approval.

Motion/Second: Vice Chair Madnawat/Commissioner Ciardella

AYES: 7

NOES: 0

## IX. PUBLIC HEARING

### IX-1

**RAJYOGA MEDITATION CENTER – 540 SOUTH ABEL STREET – UP16-0027:** A request for a Conditional Use Permit to allow a determination of the Planning Commission to consider group instruction with ancillary sleeping quarters, as an “other use” similar to Conditionally Permitted land uses in the Institutional (I) Zoning District, as described in City Code Section XI-10-54.02. The proposed use would operate within an existing building located at 540 S. Abel Street.

Project Planner Michael Fossati showed a presentation describing the project.

Commissioner Chua asked if there would be families living at the facility and Mr. Fossati confirmed there will not be, adding there is a condition that the living quarters shall be for the sole use of instructors at the facility.

Vice Chair Madnawat asked if the signage on the building will be replaced and Mr. Fossati said currently there is city signage and signage has not yet been proposed.

Applicant Sister Kusum Kejriwal was present to answer questions.

Commissioner Chua asked about the use of the sleeping quarters and Sister Kejriwal said there will be one person living in each unit.

Commissioner Maglalang asked if the center is open to the public and Sister Kejriwal said the center is open to all, free of charge for any service. Commissioner Maglalang questioned how they earn revenue and Sister Kejriwal said it is from donations, as those who come regularly and see the benefits and how they serve the community are happy to support the center.

Commissioner Maglalang asked if the applicant is willing to plant a Jacaranda tree at the entryway and the applicant agreed to do so.

Commissioner Chua said she has been at the center and plans to use their services in the future.

Ms. Wisinski asked Commissioner Chua if she is currently a student at the school because she would not want her in a position where she is inadvertently voting on something that she may have a conflict of interest with.

Commissioner Chua said she was invited to see the current facilities and visited the center in December, and reviewed it in the context of this application.

Chair Mandal opened the public hearing and there were no speakers.

**Motion** to close the public hearing.

Motion/Second: Commissioner Sandhu/Commissioner Ciardella

AYES: 7

NOES: 0

**Motion** to Adopt Resolution No. 17-001 determining that the use proposed herein is an “other use” similar to those permitted or conditionally permitted in the Institutional Zoning District and approving Conditional Use Permit No. UP16-0027, subject to the attached conditions of approval.

Motion/Second: Vice Chair Madnawat/Commissioner Sandhu

AYES: 7

NOES: 0

## **X. NEW BUSINESS**

### **NO ITEMS**

## **XI. ADJOURNMENT** The meeting was adjourned at 7:52 PM.

**Motion** to adjourn to the next meeting.

Motion/Second: Vice Chair Madnawat/Commissioner Sandhu

AYES: 7

NOES: 0

*Meeting Minutes submitted by  
Planning Secretary Elia Escobar*